

500°31'00"E 132°20'

1/16 Section Line

1/4 Section Line

Northwest 1/16 Corner
Sec 21, T3S, R2W, USM
(1922 Brass Cap)

1/16 Section Line

S88°33'42"W 1316.11' (Basis of Bearings)
1052.98'

N88°33'42"E 214.34'

Center North 1/16 Corner
Sec 21, T3S, R2W, USM
(2004 Aluminum Cap)

Point of Beginning

County Road Boundary (Typ.)

Centerline of
County Road (Typ.)

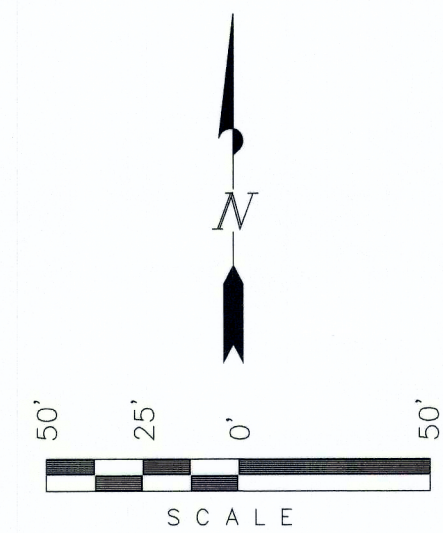
Approx. House
(Not Surveyed)

Approx. Septic System
(Not Surveyed)

Subject Parcel
Contains 4.849 Acres

SCOTT HAGMAN

MINOR SUBDIVISION
Section 21, T3S, R2W, U.S.B.&M.
Duchesne County, Utah



OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE FORGOING DESCRIBED TRACTS OF LAND, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, AND THAT WE HAVE LEGAL AUTHORITY TO AMEND THE DESCRIBED PROPERTIES AS SHOWN HEREON. WE DO HEREBY TESTIFY THAT A SURVEY WAS DONE TO THE SAME AND DO HEREBY AGREE WITH THE SURVEY. WE FURTHER CERTIFY THAT WE ARE NOT AWARE OF ANY BOUNDARY LINE DISPUTES OR DISCREPANCIES WHICH AFFECT THE DESCRIBED PROPERTIES WHICH HAS NOT BEEN SHOWN AND DESCRIBED ON THIS PLAT.

THIS _____ DAY OF _____, 20____

PROPERTY OWNER

PROPERTY OWNER

NOTARY PUBLIC'S ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THIS ____ DAY OF _____, IN 20____, BEFORE ME
_____, A NOTARY PUBLIC, PERSONALLY APPEARED

PROVED ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THIS
INSTRUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME. WITNESS
MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

SEAL

NOTARY PUBLIC'S ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THIS ____ DAY OF _____, IN 20____, BEFORE ME
_____, A NOTARY PUBLIC, PERSONALLY APPEARED

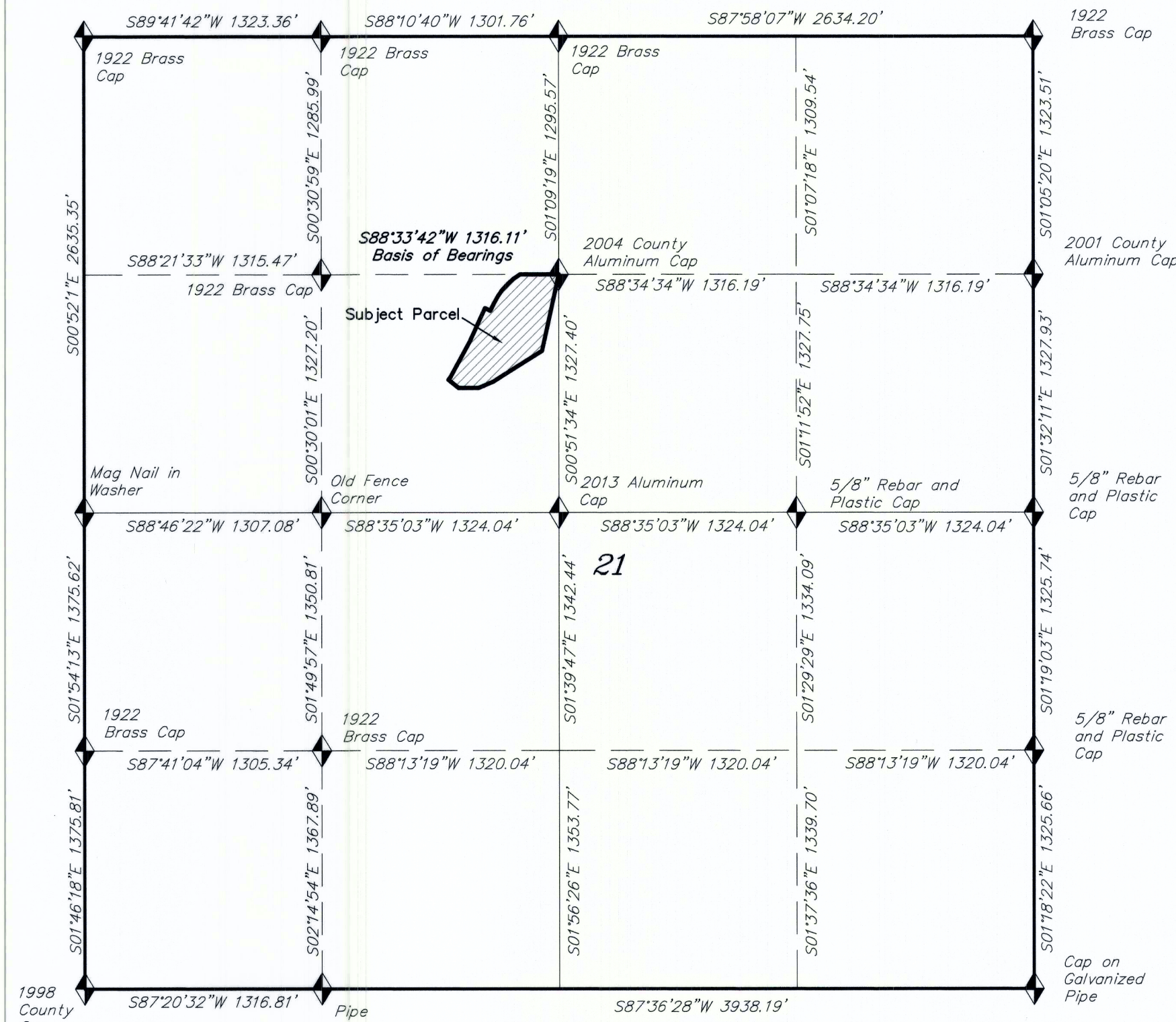
PROVED ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THIS
INSTRUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME. WITNESS
MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

SEAL

Section 21, T3S, R2W, U.S.B.&M. Map

Not to Scale



N40°32'21"E 18.51'

N52°32'10"W 73.72'

S88°30'43"W 110.48'

S85°12'31"W 88.74'

S56°28'51"W 320.39'

S65°43'45"E 33.00'

N24°16'15"E 48.84'

S65°43'45"E 33.00'

N24°16'15"E 48.84'

S65°43'45"E 33.00'

N24°16'15"E 48.84'

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N24°16'15"E 48.84'

S65°43'45"E 33.00'

N24°16'15"E 48.84'

S65°43'45"E 33.00'

COUNTY PLANNER APPROVAL

I HEREBY CERTIFY THAT I HAVE CAREFULLY REVIEWED THIS PROPOSED PLAT, AND HEREBY APPROVE THE SAID PLAT, THIS _____ DAY OF _____, 20____

COUNTY PLANNER

(PLACE SEAL OVER SIGNATURE BLOCK)

DUCHESNE COUNTY RECORDER

STATE OF UTAH

COUNTY OF DUCHESNE

FILED FOR RECORDING AT THE REQUEST OF _____ ON THIS _____ DAY

OF _____, 20____ TIME _____ BOOK _____ PAGE(S) _____

FEE: _____

SHELLY BRENNAN DUCHESNE COUNTY RECORDER

COUNTY TREASURER'S APPROVAL

I HEREBY CERTIFY THAT AT THE TIME OF SIGNING THE PLATTED PROPERTY IS CLEAR OF ALL TAXES, THIS _____ DAY OF _____, 20____

COUNTY TREASURER

ORIGINAL DESCRIPTION

(PARCEL # 00.0030.1410, SERIAL # 2770J, ENTRY # 437466)
SECTION 21, T3S, R2W, USM.
NE 1/4 SW 1/4; SE 1/4 NW 1/4; S 1/2 NE 1/4
EXCEPT: BEGINNING AT THE SW/C OF SE 1/4 NW 1/4 OF SECTION 21, T3S, R2W, USM, TH E 180 FT; TH N 1220 FT; TH W 180 FT; TH S 1220 FT TO THE POINT OF BEG.
SECTION 22, T3S, R2W, USM:
N 1/2 NW 1/4; BEGINNING NW CORNER OF NE 1/2 THENCE EAST 2640 FT M/L TO THE NE CORNER OF SECTION 22, T3S, R2W, USM, THENCE S 581 FT W 2655.63 FT; N 581 FT TO THE POINT OF BEGINNING. BEG IN THE NW COR LOT 3; S 470 FT; E 1037 FT; N 470 FT; W 1037 FT TO THE POINT OF BEGINNING. LOTS 3-4-5-6, EXCEPT POINT OF BEGINNING AT THE NW COR OF LOT 3; THENCE S 470 FT; E 1037 FT; N 470 FT; W 1037 FT TO BEGINNING. ALONG WITH ALL WATER RIGHTS, OIL, GAS, MINERAL RIGHTS AND APPURTENANCES THERE UNTO.

SURVEYOR'S NARRATIVE

TRI-STATE LAND SURVEYING WAS ASKED BY SCOTT HAGMAN TO SUBDIVIDE THE PARCEL SHOWN ON THIS PLAT. THE PURPOSE OF THE SURVEY IS TO LOCATE THE PROPERTY CORNERS AND PROVIDE A LEGAL DESCRIPTION.

DURING OUR SURVEY WE FOUND THAT A PORTION OF DUCHESNE COUNTY ROAD #64 WAS PREVIOUSLY DEEDED TO THE COUNTY. THE BOUNDARY FOR THIS PORTION OF COUNTY ROAD WAS OBTAINED FROM A PLAT FILED FOR RECORD AT THE DUCHESNE COUNTY RECORDERS OFFICE, ENTRY #368005.

THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. AS CONTROL FOR THE SURVEY, WE USED THE CENTER NORTH 1/16 CORNER, AND THE NORTHWEST 1/16 CORNER OF SECTION 21, T3S, R2W, U.S.B.&M. ALSO, WE USED PREVIOUS SURVEY PLATS AS FILED AT THE DUCHESNE COUNTY RECORDER'S OFFICE FOR SAID SECTION. BASIS OF BEARINGS FOR THE SURVEY IS THE NORTH LINE OF THE SE 1/4 NW 1/4 OF SECTION 21, T3S, R2W, U.S.B.&M. WHICH BEARS S88°33'42"W.

SUBJECT PARCEL DESCRIPTION

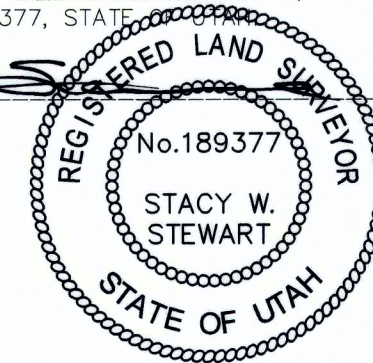
BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 NW 1/4 OF SECTION 21, T3S, R2W, U.S.B.&M., SAID NORTHEAST CORNER OF THE SE 1/4 NW 1/4 BEING A 2004 COUNTY ALUMINUM CAP, THENCE S10°58'45"W 431.50'; THENCE S56°28'51"W 320.39'; THENCE S65°12'31"W 88.74'; THENCE S88°30'43"W 110.48'; THENCE N52°32'10"W 73.72' TO THE CENTERLINE OF THE COUNTY ROAD; THENCE THE FOLLOWING (3) CALLS ALONG THE CENTERLINE OF SAID COUNTY ROAD: N40°32'21"E 18.51'; N27°03'38"E 221.43'; N23°26'17"E 205.03'; THENCE S65°43'45"E 33.00' TO THE EAST EDGE OF THE COUNTY ROAD RIGHT-OF-WAY; THENCE N24°16'15"E ALONG THE SAID EDGE OF THE RIGHT-OF-WAY 48.84' TO AND TANGENT TO A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 33°45'35" AND A RADIUS OF 367.00'; THENCE ALONG SAID CURVE TO THE RIGHT AND SAID EDGE OF THE RIGHT-OF-WAY A DISTANCE OF 216.24' TO THE NORTH LINE OF THE SAID SE 1/4 NW 1/4; THENCE N88°33'42"E ALONG THE SAID NORTH LINE OF THE SE 1/4 NW 1/4 214.34' TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS THE SAID NORTH LINE OF THE SE 1/4 NW 1/4 OF SAID SECTION WHICH WAS MEASURED TO BEAR S88°33'42"W. SUBJECT TO THAT PORTION FOR COUNTY ROAD RIGHT-OF-WAY. CONTAINS 4.849 ACRES MORE OR LESS.

CERTIFICATE OF SURVEYING

I, STACY W. STEWART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOREGOING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM THE RECORDS OF THE DUCHESNE COUNTY RECORDER'S OFFICE AND OF A SURVEY MADE ON THE GROUND. I HAVE READ THE CURRENT ZONE REQUIREMENTS. THE LOTS DESCRIBED HEREON COMPLY WITH THE CURRENT ZONE.

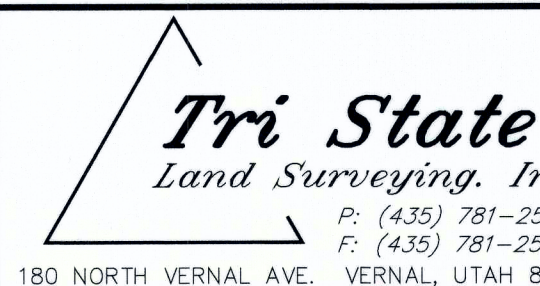
DATED THIS 16th DAY OF FEBRUARY, 2016
SURVEYOR'S LICENSE NO. 189377, STATE OF UTAH

STACY W. STEWART



REVISED: 02-16-16 D.COX
REVISED: 02-01-16 D.COX

SURVEYED BY: SV/PAUL
DRAWN BY: SV
DATE: 7-10-13
SCALE: 1" = 50'
DWG # 13-0235



County Surveyor File # 3287